


**B 10 (Official Form 10) (12/07)**

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF VIRGINIA		PROOF OF CLAIM
<p style="text-align: center;"><b>Debtor against which claim is asserted : (Check only <u>one</u> box below:)</b></p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input checked="" type="checkbox"/> Circuit City Stores, Inc. (Case No. 08-35653)</div> <div style="width: 33%;"><input type="checkbox"/> CC Distribution Company of Virginia, Inc. (Case No. 08-35659)</div> <div style="width: 33%;"><input type="checkbox"/> Abbott Advertising, Inc. (Case No. 08-35665)</div> <div style="width: 33%;"><input type="checkbox"/> Circuit City Stores West Coast, Inc. (Case No. 08-35654)</div> <div style="width: 33%;"><input type="checkbox"/> Circuit City Stores PR, LLC (Case No. 08-35660)</div> <div style="width: 33%;"><input type="checkbox"/> Mayland MN, LLC (Case No. 08-35666)</div> <div style="width: 33%;"><input type="checkbox"/> InterTAN, Inc. (Case No. 08-35655)</div> <div style="width: 33%;"><input type="checkbox"/> Circuit City Properties, LLC (Case No. 08-35661)</div> <div style="width: 33%;"><input type="checkbox"/> Patapco Designs, Inc. (Case No. 08-35667)</div> <div style="width: 33%;"><input type="checkbox"/> Ventoux International, Inc. (Case No. 08-35656)</div> <div style="width: 33%;"><input type="checkbox"/> Orbyx Electronics, LLC (Case No. 08-35662)</div> <div style="width: 33%;"><input type="checkbox"/> Sky Venture Corporation (Case No. 08-35668)</div> <div style="width: 33%;"><input type="checkbox"/> Circuit City Purchasing Company, LLC (Case No. 08-35657)</div> <div style="width: 33%;"><input type="checkbox"/> Kinzer Technology, LLC (Case No. 08-35663)</div> <div style="width: 33%;"><input type="checkbox"/> XSSstuff, LLC (Case No. 08-35669)</div> <div style="width: 33%;"><input type="checkbox"/> CC Aviation, LLC (Case No. 08-35658)</div> <div style="width: 33%;"><input type="checkbox"/> Courchevel, LLC (Case No. 08-35664)</div> <div style="width: 33%;"><input type="checkbox"/> PRAHS, INC. (Case No. 08-35670)</div> </div>		
<p><small>NOTE: This form should not be used to make a claim for administrative expenses arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503(a).</small></p>		
<p>Name of Creditor (the person or other entity to whom the debtor owes money or property): <b>CDB Falcon Sunland Plaza, L. P.</b></p> <p>Name and address where notices should be sent: <b>17400 Dallas Parkway Suite 216 Dallas, TX 75248</b></p> <p style="text-align: right;">Telephone number: <b>(972) 407-1925</b></p>	<p><input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.</p> <p><b>Court Claim Number:</b> _____ (If known)</p> <p><b>Filed on:</b> _____</p>	
<p>Name and address where payment should be sent (if different from above):</p> <p style="text-align: right;">Telephone number:</p>	<p><input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.</p> <p><input type="checkbox"/> Check this box if you are the debtor or trustee in this case.</p>	
<p><b>1. Amount of Claim as of Date Case Filed:</b>      <b>\$ 592,784.18 as of Proof of Claim filing date.</b></p> <p>If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.</p> <p>If all or part of your claim is entitled to priority, complete item 5.</p> <p><input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.</p>	<p><b>5. Amount of Claim Entitled to Priority under 11 U.S.C. § 507(a).</b> If any portion of your claim falls in one of the following categories, check the box and state the amount.</p> <p>Specify the priority of the claim.</p> <p><input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).</p> <p><input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtors business, whichever is earlier — 11 U.S.C. § 507(a)(4).</p> <p><input type="checkbox"/> Contributions to an employee benefit plan — 11 U.S.C. § 507(a)(5).</p> <p><input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use — 11 U.S.C. § 507(a)(7).</p> <p><input type="checkbox"/> Taxes or penalties owed to governmental units — 11 U.S.C. § 507(a)(8).</p> <p><input checked="" type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(2).</p> <p style="text-align: right;"><b>Amount entitled to priority:</b> <b>\$ 110,996.45</b></p> <p><small>*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment</small></p>	
<p><b>2. Basis for Claim:</b> <u>COMMERCIAL LEASE (10YR.)</u> <b>SUNLAND PLAZA SHOPPING CENTER</b> (See instruction #2 on reverse side.) <b>I-10 and SUNLAND PARK DRIVE, EL PASO, TEXAS</b> <b>LEASE EXECUTED APRIL 5, 2007</b></p>		
<p><b>3. Last four digits of any number by which creditor identifies debtor:</b> _____</p> <p><b>3a. Debtor may have scheduled account as:</b> _____ (See instruction #3a on reverse side.)</p>		
<p><b>4. Secured Claim</b> (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.</p> <p><b>Nature of property or right of setoff:</b>    <input type="checkbox"/> Real Estate    <input type="checkbox"/> Motor Vehicle    <input type="checkbox"/> Other</p> <p><b>Describe:</b></p> <p><b>Value of Property:</b> \$ _____ <b>Annual Interest Rate</b> ____ %</p> <p><b>Amount of arrearage and other charges as of time case filed included in secured claim,</b> <b>if any:</b> \$ _____ <b>Basis for perfection:</b> _____</p> <p><b>Amount of Secured Claim:</b> \$ _____ <b>Amount Unsecured:</b> \$ _____</p>		
<p><b>6. Credits:</b> The amount of all payments on this claim has been credited for the purpose of making this proof of claim.</p> <p><b>7. Documents:</b> Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements or running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See definition of "redacted" on reverse side.)</p> <p><b>DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.</b></p> <p>If the documents are not available, please explain:</p>		
<p><b>Date:</b> <b>28 JAN. 2009</b></p>	<p><b>Signature:</b> the person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.</p> <p style="text-align: center;"> <b>Mark Stromberg</b> <b>STROMBERG &amp; ASSOCIATES</b> <b>COUNSEL FOR CDB FALCON</b> <b>SUNLAND PLAZA, L. P.</b> <b>Two Lincoln Centre, 5420 LBJ</b> <b>Fwy., Suite 300</b></p>	
<p><small>Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.</small></p> <p style="text-align: center;"><b>Dallas, Texas 75240</b> <b>(972) 458-5353</b></p>		<p><b>FOR COURT USE ONLY</b></p>

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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
(Richmond Division)

In re

CIRCUIT CITY STORES, INC., *et al.*,

Debtor.

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§  
§  
§  
§

Case No. 08-35653-KRH  
CHAPTER 11

ADDENDUM TO PROOF OF CLAIM  
CDB FALCON SUNLAND PLAZA, L. P.  
CALCULATION OF CLAIM AMOUNTS

Gross Unsecured Claim Calculation:

Rent due Nov. 1, 2008:	\$39,063.87
2008 Property Taxes billed Dec. 1, 2008	\$43,471.29
2009 Property Taxes accruing Jan. 1, 2009 (est.)	\$41,482.58
Anticipated Rejection Damage Claim - 11 U.S.C. §502(b)(6)	\$468,766.44 <sup>1</sup>
<b>TOTAL:</b>	<b>\$592,784.18</b>

Calculation of 11 U.S.C. §507(a)(2) Priority<sup>2</sup> Claims:

Unpaid Administrative Rents (accruing in post-petition period)	\$26,042.58 <sup>3</sup>
2008 Property Taxes billed Dec. 1, 2008	\$43,471.29
2009 Property Taxes accruing Jan. 1, 2009 (est.)	\$41,482.58
<b>TOTAL:</b>	<b>\$110,996.45</b>

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<sup>1</sup> Calculated based on monthly rent of \$39,063.87 x 12 months.

<sup>2</sup> These claims are taken from, and are not in addition to, the Gross Unsecured Claims. In addition, the tax claim calculations are without regard to any adjustment by the Bankruptcy Court based upon what portion, if any or all, shall ultimately be entitled to priority treatment under 11 U.S.C. §§503 and 507.

<sup>3</sup> Monthly rent of \$39,063.87 was divided by 30 days and multiplied by 20 to get this figure, based on November 1, 2008 rent and a November 10, 2008 bankruptcy filing date.